SUBLEASE

OFFICE

919 HARRISON ST.



919 HARRISON ST., FORT WAYNE, IN 46802

PROPERTY HIGHLIGHTS

- 1,900 SF includes 6 private offices
- Shared restrooms
- 5-year sublease
- 360 Virtual tour: http://bit.ly/919SHarrison

OFFERING SUMMARY

| Sublease Rate: | \$14.50 SF/yr (NNN) |
|----------------|---------------------|
| Available SF: | 1,900 SF |
| Terms: | 5-year sublease |
| Building Size: | 33,000 SF |





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DAVE HORACEK

260.755.7824

MARTIN HUTTENLOCKER Managing Director

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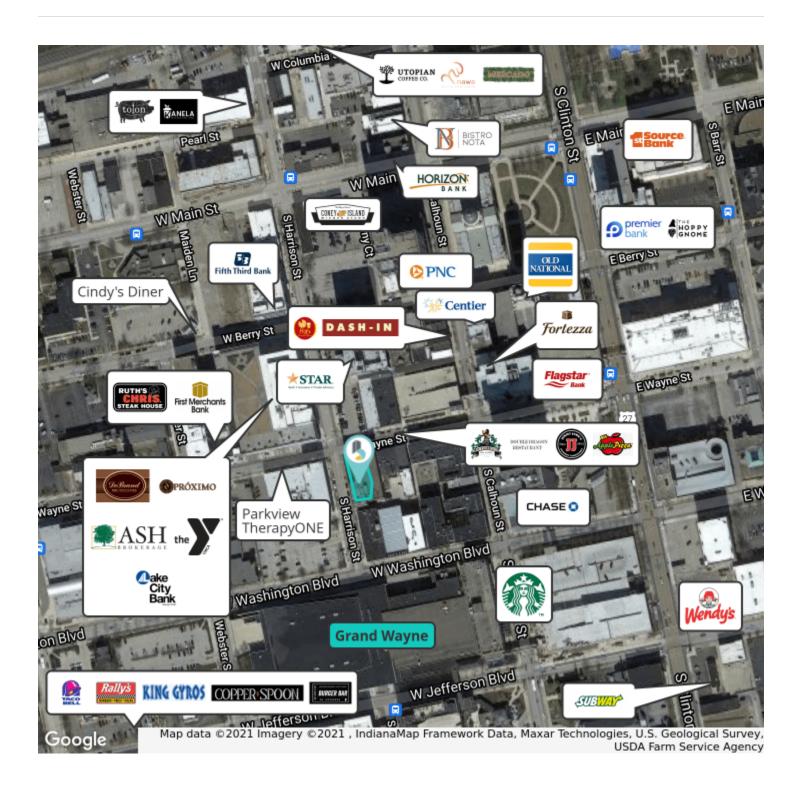
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SUBLEASE

OFFICE

LOCATION INFORMATION

| Street Address | 919 Harrison St. |
|---------------------|----------------------|
| City, State, Zip | Fort Wayne, IN 46802 |
| County | Allen County |
| Township | Wayne |
| Signal Intersection | Yes |
| Road Type | Paved |

PROPERTY INFORMATION

| Property Type | Office |
|-----------------|--------------------------|
| Zoning | Commercial |
| APN# | 02-12-02-457-001.000-074 |
| Corner Property | Yes |

BUILDING INFORMATION

| Building Class | В |
|---------------------|-----------|
| Tenancy | Single |
| Office Space | 33,000 SF |
| Number of Floors | 5 |
| Year Built | 1912 |
| Construction Status | Existing |
| Condition | Good |
| Roof | Built-up |
| Number of Buildings | 1 |

PARKING

| Street Parking | Yes |
|----------------|---------|
| Parking Type | Surface |

UTILITIES & AMENITIES

| Electrical Source | AEP |
|--------------------|----------------|
| Gas Source | NIPSCO |
| Water/Sewer Source | Municipal |
| Heating Type | Gas Forced Air |
| A/C Type | Central |
| Elevators | 1 - Passenger |
| Restrooms | 2 - Shared |
| ADA Accessible | Yes |

TRANSPORTATION

| Nearest Highway | U.S. 24/W. Jefferson Blvd. - 1 block |
|-------------------------------------|---|
| Nearest Interstate | I-69 - 5 miles |
| Fort Wayne International Airport | 8 miles |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Total Population | 13,871 | 93,916 | 179,863 |
| Total Households | 5,823 | 36,790 | 72,827 |
| Average Household Income | \$43,317 | \$48,677 | \$53,476 |

TRAFFIC

| Harrison St. | 3,400 Vehicles Per Day |
|---------------------|-------------------------|
| W. Washington Blvd. | 21,000 Vehicles Per Day |

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